

Solicitation Attachment #1
Rate Structure – Additional Warehouse Space
Base Pier Design

Building: Additional Warehouse Term: 20 years Space/Area: 9,286

BOMA Office Area Square Feet Offered:	All Offered Space
1. Base Rate: The INITIAL firm term base rate per ANSI/BOMA Office Area square foot (USF) for the Building Shell (excluding the cost of services and utilities in line item #2 below). The base rate shall be flat over the firm term.	\$ 9.18
2. The Base Year operating costs for seivces and utilities per USF. This equals line 27A of the GSA Form 1217 divided by the Total USF in the building.	\$ 0
3. The lease rate per USF for: (a) The INITIAL term; this equals the sum of lines 1 and 2 above.	\$ 9.18
4. The number of months of free rent without any payment of base rent or operating expenses for: a) The INITIAL term.	0 mos.
5. Lessor/Construction Markups. The total cost of markups evaluated against the tenant improvement allowance up to \$115.00 per USF, shall not exceed: -Offeror's General Contractor's Overhead and Profit 5% -General Contractor's General Conditions 7% -Offeror's Project Management Fee 0% - Architectural and Engineering Fee 9% * Note that Tenant Improvement's to the additional warehouse space will be paid for with the Allowance included in the 31,000 RSF.	

LESSOR  GOV'T 